

SELOA 2019 Annual Meeting Minutes
April 17, 2019 6-8 PM

Location: Synderville Basin Special Recreation District's Office, 5715 Trailside Drive, PC.

Determination of a quorum: Attendance; 30 lot owners representing 35 lots.

1. Call to order at 18:10 by President Brian Bitner.
 - a. Board members in attendance introduced: President Brian Bitner, Vice President Jackie Pender, Treasurer Steve Hall, Secretary Lucy Jordan, Directors Gary Auerbach, Scott McClellan, Nicole Knotts, Brian Tiley. Absent Bill Wilson and Brent Bryant. Chuck Grosvenor had resigned 4 days earlier.
 - b. New lot owners asked to introduce themselves: Sarah and David Creasy lot 67, Rosie Moore lot 4.
2. 2018 Annual Meeting minutes. Minutes had been sent to membership for review last week. Lynn Steging lot 80 moved to approve the minutes. Rosie Moore lot 4 second. All in favor. Motion carried.
3. Treasurer's Report. Steve Hall went over the financial totals for budget items from 2018. Items that raised questions: \$12,551 for engineering, \$11,473 for legal fees, \$7872 in accounts receivable.
 - a. Elke Touchette lot 2. What bank are the accounts with? What interest rate are we getting? Engineering was not in the budget; what was that for? Who does the attorney represent? Steve Hall: Zions Bank. Would have to look up the interest rate. Attorney represents the Association. Touchette asked if we have a legal agreement with the attorney. B. Bitner said that we do. Hall said that we don't have the attorney on retainer. Touchett asked if we could get an itemized bill. Hall said the fees are itemized and just under \$9000 were related to Basin Canyon widening.
 - b. Tim Hawker lot 62B asked about accounts receivable and if those can be recovered. Hall explained that it is dues from 2 lots and that we have liens on them.
 - c. Mike Packard lot 100 asked about the unexpected legal and engineering fees and what is going on with them. B. Bitner said they were related to Basin Canyon widening and that we will get into that in the road report later in the meeting.
4. Board of Directors Report. Lucy Jordan reviewed the activities since the last annual meeting. Tim Hawker lot 62B pointed out that the report should say "new gate entry counter system" instead of "new gates".

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5. Architecture Control Committee

- a. Mike Garbett is retiring from the committee after 10 years. Mike Gonzales lot 61 and Kathy Borden lot 39 have agreed to be on the committee but need one more volunteer. Gonzales and Borden stated why they are volunteering. Wallis Winegar lot 116 volunteered to be on the ACC. Approved.
- b. Mike Garbett went over the ACC report slides in the presentation. In the past 10 years there have been 33 projects; 12 have been completed and 5 will likely be completed this season. It is really wet this year. Have a lot of snow and need to keep the culverts clear. Culverts are the lot owner's responsibility. In 2010 there was a flood on Kimball and it cost the SELOA about \$8000 so it is important to keep the water off the roads and going through the culverts.

6. Roads

- a. Brian Bitner went over 2018 roadwork. Extended rotomill on almost all Stagecoach roads so only a few lots do not have rotomill to their driveways. Added 250 loads of free rotomill to the roads and purchased 25 loads of high-quality rotomill. Mike Garbett lot 5 pointed out a couple of areas that need rotomill. Tim Hawker lot 62B pointed out that a culvert between lot 62B and 64 has been buried. Brian Bitner reminded lot owners to check their own culverts and that an 18-inch culvert is better than a 16-inch culvert.
- b. Chip Garner went over the 2019 road work plan to add rotomil on roads and widen where we can. Had a road committee meeting before this meeting. Work will depend on budget.
- c. Tim Charlwood lot 34 says that we can get the rotomill for free. Brian Bitner replied that we got 250 loads for free but depending on when you need it and the quality of the rotomill sometimes you have to pay. Brian Tiley suggested that Charlwood should use his contacts to get free rotomill for Stagecoach. Jackie Pender pointed out that even though the rotomill is often free there is still a cost to spread it. Bitner said it is \$8 or \$10 per load to spread. Elke Touchette lot 2 wants the road committee to make a concrete plan of action for what will happen on the roads this year. Chip Garner said OK.

7. Gates general

- a. Brian Bitner went over the gates slide. Wants to minimize the hold-opens.

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- b. Discussion on gates: Elke Touchette lot 2 is upset about hunters that were parked on the road on her lot several times spotting game. Fred Trujillo, who is in charge of the Basin Canyon gate, is trying to minimize unauthorized gate access by taking out the code that can hold open the gate. Tim Hawker lot 62B reiterated that we should not move the gates because Summit County barely let us have them several years ago and will not let us have gates if we move them. Cara Murphy lot 70 proposed that hunters and construction crews have tags that they can display in their vehicles. Asked if she can make a motion. Elke Touchette lot 2 seconded and replied back to Tim Hawker that Bill Bishop lot 30 has done extensive research and found that we can move the gates. Tim Hawker and Brian Bitner replied that the County barely allowed us to have the gates several years ago and that if we try to move them we likely won't be able to have them. David Creasy lot 67 said that they were able to get the gate codes off the annual meeting minutes on the Stagecoach website. Mike Garbett said that during construction season they used to change the gate code each month. Fred Trujillo said that the gates have helped tremendously in keeping out the general public. Julie Hall lot 101 agreed that all lot owners should have tags. Someone pointed out that we used to have stickers. She goes to many county committee meetings and they never allow gates anymore.
8. Gate counters and gate and road counter estimates:
- a. Lucy Jordan explained the difference between the gate counter system estimates and road counters. A new gate counter system would allow us to assign many codes, so each lot could have a code, church camp could have a code, hunters could have a code, etc. It would allow tracking of usage and have cameras to see who is coming and going. Road counters count the number of cars going over them and we can use that data to differentiate Stagecoach users from church camp traffic. Glen David lot 84 said better gate counter system could be used to assess each lot owner based on usage. Jackie Pender proposed to do a focused survey on gate counters and road counters.
 - b. Porcupines eat rubber hoses.
 - c. Cara Murphy lot 70 asked if the road committee could be involved with the road counters. Brian Bitner said that is possible and Chuck Grosvenor might be able to help.
9. Waste dumpster enclosures: Got estimates to enclose the dumpsters. It is very expensive. Sarah Creasy lot 67 questioned that if we have enclosures it might exacerbate problems with winter service.
10. Fire Preparedness Plan

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- a. Pender went over slides on Fire Preparedness. Park City Fire Department has changed the policy on community chipping; won't do community chipping unless we have started the Community Wildfire Preparedness Plan (CWPP).
 - b. A meeting on April 4, 2019 of the newly formed Summit County wildfire prevention committee has stakeholders from many of the communities near Park City. Jackie Pender and Drew Jordan are on the committee. Summit County and Park City are considering ordinances to increase defensible space. Could be incentivising or punitive. Even clearing 5 feet around your home and buildings of any combustible material helps a lot. 30 feet around home is better and thin the trees to 100 feet radius.
 - c. Drew Jordan lot 106 went over the Firewise program. We need to log our hours and expenses this year in order to submit our application in November 2019. Typically communities need to keep up the work for 3 years before we can possibly get a grant. Firewise logging program is on the Stagecoach website stagecoachstates.com. Go there to log hours and expenses.
 - d. Tim Charlwood lot 34 had an assessment 3 years ago and his home is a defensible space. Brian Bitner said you can go to the fire station on Bitner road and request for someone to assess your lot with you present to give you tips on how to create defensible space.
 - e. Hydrants need to be kept clear 3 feet around them, which is lot owners' responsibility.
11. Proposed 2019 Budget. Steve Hall went over the proposed budget. Legal expenses are budgeted for \$10,000. So far we have spent about \$1500 for legal this year. If we don't have to spend the full budgeted amount then we can use that for roads.
- a. Tim Charlwood lot 34 asked if there was a plan and a budget for the Basin Canyon Road widening mitigation. Brian Bitner explained that we are still working on an agreement with one of the lot owners. Attorneys are involved. We proposed a plan in December. We heard from them today and we think we are really close to an agreement with that lot owner. Disorder.
 - b. Elke Touchette lot 2 wants to know the potential liability to us if we have to remove the dirt. Brian Bitner said it is not clear because we don't know how much fill would need to be removed, but the liability would be the cost to remove some of the fill and move it to another location. Lot 8 and several other lot owners said they want the fill. Touchette wants board members to contact the insurance company to see if they can cover that potential expense.

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- c. Suzanne Hawker Lot 62B asked if the \$12,000 in the budget is for rotomill. Brian Bitner explained that it is for all materials to build the roads including gravel, oil, and sometimes purchased rotomill.
 - d. Tim Hawker lot 62B moved to approve the budget. Chip Garner 2nd. All in favor except lot 2 opposed. Motion carried.
12. Community Feedback Survey. Jackie Pender went over the preliminary feedback from 56 of 109 lots responded. Roads and fire prevention are two highest priorities. Majority do not want dues raised. Rotomill and road widening are the highest road priorities. Property use restrictions is the number 1 objection to Covenants revision. People are mostly opposed to short-term rentals within Stagecoach but there are many nuances. Need more targeted feedback on some issues. Elke Touchette lot 2 suggests a survey on how people use their lots.
13. Elections.
- a. Lucy Jordan explained that we have gotten off the schedule outlined in our bylaws and that the board may propose to amend the bylaws next year to spread out the election of officers instead of having them all elected in one year. Directors elected tonight might not serve full term in order to get us back on track with the bylaws.
 - b. This year emailed ballots were sent to seloaelections@gmail.com to which only Rosie Moore, chair of the teller committee had access. Cara Murphy lot 70 and Drew Jordan lot 106 rounded out the teller committee.
 - c. Results of elections: 3 director positions were on the ballot sent out on April 3, 2019 but with resignation of director Chuck Grosvenor on April 14 the remainder of his term (1 year) will go to the candidate that gets the 4th most votes. 53 lots voted. Mike Gonzales 47 votes, Steve Cuttitta 44 votes, Casey Brown 34 votes, Roger Bitner 29 votes.
14. Oath of office administered by Jackie Pender to 4 new directors.
15. Adjournment 8:20 by Brian Bitner.

No time for slides on announcements and answers to “other priorities” question from community feedback survey but the slides are included in the presentation.